



**Township of Puslinch**  
7404 Wellington Road 34,  
Guelph, ON, N1H 6H9  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Zoning By-law Amendment Application

Date submitted: \_\_\_\_\_

### The Amendment:

#### Type of amendment:

Site specific:

Other (specify):

#### Purpose of and reasons for the proposed amendment(s):

That the A-2 designation be removed  
That a minimum rear yard setback of 45.7m be established  
That a minimum frontage of 14.7m be established

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** Adriaan Hendrik & Brenda Jean DEMMERS

Address: 4855 Pioneer Trail; R.R. # 6

City: Guelph, ON

Postal Code: N1H 6J3

Email Address: ADemmers@rlproyalcity.com

Telephone Number: 519-993-7880

Fax: \_\_\_\_\_

**Applicant (Agent) Name(s):** Jeff Buisman of VanHarten Surveying Inc.  
**Address:** 423 Woolwich Street  
**City:** Guelph, ON  
**Postal Code:** N1G 1J5  
**Email Address:** Jeff.Buisman@vanharten.com  
**Telephone Number:** 519-821-2763 x225  
**Fax:** \_\_\_\_\_

**Other Name(s):** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**Postal Code:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_  
**Telephone Number:** \_\_\_\_\_  
**Fax:** \_\_\_\_\_

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

NONE

Send correspondence to: Owner:  Agent:  Other: \_\_\_\_\_

When did the current owner acquire the subject land? Date: Feb. 1992

**4. What does the amendment cover?**

The "entire" property:   
A "portion" of the property:

(This information should be illustrated on the required drawing under item 24 of this application)

**5. Provide a description of the "entire" property:**

Municipal address: 4855 Pioneer Trail



If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

**10. Zoning:**

What is the current zoning of the property? Agricultural A-2

What uses are permitted? Section 5.2 includes agricultural and residential uses

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

**Existing and Proposed Land Uses and Buildings:**

**11. What is the "existing" use(s) of the subject land?**

Vacant land as part of a larger rural residential property

**12. How long has the "existing" use(s) continued on the subject land?**

Many years

**13. What is the "proposed" use(s) of the subject land?**

New rural residential residence

**14. Provide the following details for all buildings or structures on the subject land:**

Building Details	Existing		Proposed	
Type of Building(s) or structures			New Dwelling	Details not known
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
<b>Distance from building structure to the:</b>				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

**Existing and Proposed Services:**

**15. What is the access to the subject property?**

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

**16. What is the name of the road or street that provides access to the subject property.**

Pioneer Trail

**17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road.**

(This information should be illustrated on the required drawing under item 24 of this application)

**18. Indicate the applicable water supply and sewage disposal:**

Water Supply	Existing		Proposed	
Municipal water		<input type="checkbox"/>		<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water	<input type="checkbox"/>	<input type="checkbox"/>
Private well	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

**19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?**

Yes:  No:

**If yes, the following reports are required:**

Servicing options report

A hydrogeological report

**20. How is storm drainage provided?**

Storm Sewers:

Ditches:

Swales:

Other:  (explain below)

Natural drainage by infiltration and overland run-off to ditches

**Other Related Planning Applications:**

**21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?**

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D13/DEM	Puslinch	Yes	reduced front:	approved
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B18/13	County	Yes	new lot	approved
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

**22. Has the subject land ever been the subject of a Minister's Zoning Order?**

Yes:  No:

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

**Other Supporting Information**

**23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)**

Preliminary Reference Plan of property configuration  
 Explanation Letter by VanHarten Surveying



# Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;
- The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

## Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Adriaan & Brenda Demmers of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of VanHarten Surveying to act as my agent in this application.

  
Signature of Owner(s)

March 30, 2015  
Date

**Affidavit**

I (we) Jeff Buisman of VanHarten Surveying of the

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration

conscientiously believing it to be true, and knowing that it is of the same force and effect

as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

County/Region of Wellington this 6<sup>th</sup> day of

April, 20 15.

[Signature]  
Signature of Owner or authorized solicitor or agent

April 6, 2015  
Date

[Signature]  
Signature of Commissioner

James Michael Laws, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Expires May 11, 2015.

April 6 / 2015  
Date

**Agreement to Post Sign and Permit Site Visits**

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times:  Certain days as specified:  By appointment only:

[Signature]  
Signature

April 6, 2015  
Date

**For Administrative Purposes Only:**

Application fee of \$ \_\_\_\_\_ received by the municipality

Date Fee Received: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

File Number: \_\_\_\_\_

Application deemed complete:

\_\_\_\_\_  
Signature of Municipal Employee

\_\_\_\_\_  
Date

**Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.**

**The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.**



April 2, 2015  
Jeff.Buisman@vanharten.com  
21173-13

Township Of Puslinch  
7404 Wellington Road 34  
R.R. #3  
Guelph, ON  
N1H 6H9

RECEIVED

APR 09 2015

Attention: Kelly Patzer

Township of Puslinch

Re: **Zone Change Application**  
**4855 Pioneer Trail**  
**Part of Lot 13, Concession 5, as in Instrument RO660617**  
**PIN 71214-0004**  
**Township of Puslinch**  
**County of Wellington**

Please find enclosed an application for a Zone Change on the above-mentioned property. Included with this submission are copies of the Zone Change Sketch, completed application form, and a cheque to the Township of Puslinch for \$2,000.

This Zone Change application is being submitted as part of the process to complete Severance Application B18/13 which was approved by the County of Wellington Land Division Committee. The severance proposal is to create a "Flag-shaped" lot with a 15±m wide strip from the road leading to a 78± m wide by 128± m deep area for a new rural residence. The severed parcel is approximately 1.27 ha in size. The spacing between the new lot and the existing house will provide significant separation between the future dwelling on the severed parcel and the existing house on the retained parcel.

This Zone Change application requests three things which are as follows:

1. Remove the A-2 designation that allows for a dog kennel. This should be removed for both the severed and retained parcels.
2. Set a minimum rear yard setback of 45.7m for the severed parcel as required by condition 11 of the approved severance

3. Set a minimum frontage of 14.7m for the severed parcel. This has already been accomplished through Minor Variance D13/DEM, but it would be "tidier" to include this requirement in the site specific zoning. Please note that although the parcel will be 15m along the front, the perpendicular width of the parcel will be less, which is why the frontage of 14.7m has been requested.

The narrow frontage of the "Flag-shaped" lot was created in order to preserve the integrity of the original estate. The original estate was built in 1851, has been well maintained since, and has a number of mature trees. This configuration was deemed the best way to minimize the impact on the estate.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.  
Ontario Land Surveyor

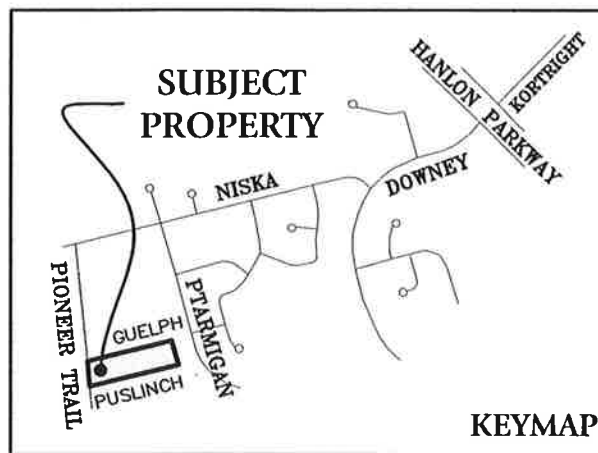
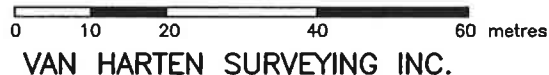
JEB:lb

c.c. Mr. Adriaan Demmers  
c.c. County of Wellington Planning Department, Linda Redmond

**ZONE CHANGE SKETCH**

PART OF LOT 13, CONCESSION 5  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE: 1 - 1000



CITY

O F G U E L P H

PART 1, 61R-1483  
PIN 71214-0003

ZONING : PARK (CONSERVATION AREA P.1)

5

PART 3, 61R-1483  
PIN 71213-0056

TRAIL (TRAVELLED ROAD)

PART 12, 61R-1483

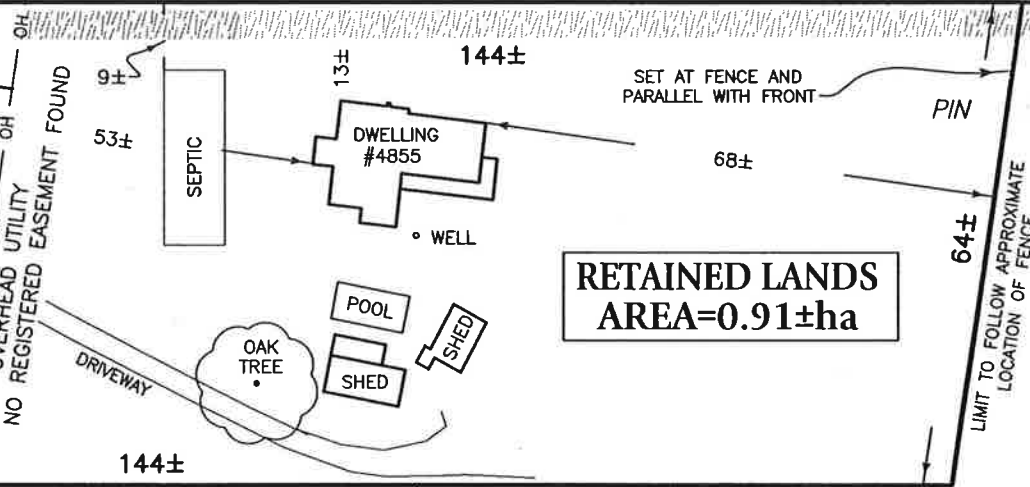
PIONEER TRAIL

13.9m WIDE

PIN 71214-0001

"Riverbend Park"  
LOT 13, CONCESSION 5  
PIN 71213-0051

ZONING : C4-4



RETAINED LANDS  
AREA=0.91±ha

SEVERED LANDS  
AREA=1.27±ha  
APPROVED B18/13

PIN 71214 - 0004 (LT)

CON.

LIMIT 1m± CLEAR OF DRIVE  
O.P. : SECONDARY

LOT 13

ZONING : AGRICULTURAL (A-2)  
AGRICULTURAL

OF

PART 1, 61R-6116  
PIN 71214-0005

LOT

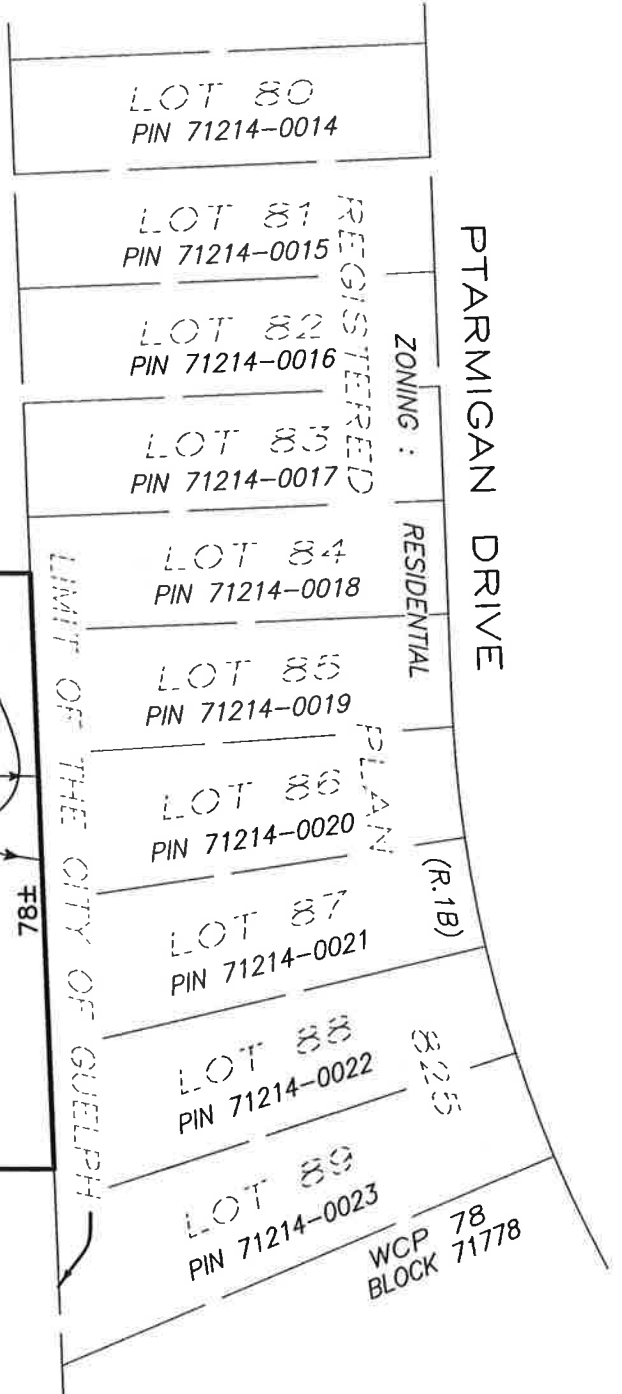
ZONING : AGRICULTURAL

TOWNSHIP

REQUEST No. 3  
FRONTAGE OF  
14.7m vs 30.0m

REQUEST No. 1  
REMOVE A-2  
DESIGNATION

REQUEST No. 2  
REAR YARD SETBACK  
OF 45.7m vs 7.5m



- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  - SUBJECT LANDS ARE ZONED AGRICULTURAL (A-2).
  - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
  - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  - OWNER: ADRIAAN & BRENDA DEMMERS.
  - LEGAL DESCRIPTION: PART OF LOT 13, CONCESSION 5, TOWNSHIP OF PUSLINCH AS IN INSTRUMENT R0660617.

**SURVEYOR'S CERTIFICATE**

THIS SKETCH WAS PREPARED ON THE 6th DAY OF APRIL, 2015.

*Jeffrey E. Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

Apr 06,2015-2:39pm  
G:\PUSLINCH\Con5\ACAD\ZONE CHANGE SKETCH PLOT13 (DEMMERS).dwg

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com
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DRAWN BY: JAM    CHECKED BY: JEB    PROJECT No. 21173-13



RECEIVED  
Township of Puslinch

MAR 12 2015

Township of Puslinch  
7404 Wellington Road 34,  
Guelph, ON, N1H 6H9  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Zoning By-law Amendment Application

Date submitted: March 12, 2015

### The Amendment:

#### Type of amendment:

Site specific:

Other (specify):

### Purpose of and reasons for the proposed amendment(s):

To implement the Core Greenland designation (as per OPA 81) on the subject property and to refine the setback requirements of the Natural Environment zone. Block 12 would be re-zoned from HR - Hamlet Residential to NE - Natural Environment.

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): DRS Developments Ltd.  
Address: 7468 Gore Road, RR #3  
City: Guelph, ON  
Postal Code: N0B 2K0  
Email Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Fax: \_\_\_\_\_

**Applicant (Agent) Name(s):** Rob Stovel c/o Stovel and Associates Inc.  
**Address:** 297 Briarhill Drive  
**City:** Stratford  
**Postal Code:** N5A 7T1  
**Email Address:** stovel.associates@sympatico.ca  
**Telephone Number:** 519-272-2884  
**Fax:** \_\_\_\_\_

**Other Name(s):** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**Postal Code:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_  
**Telephone Number:** \_\_\_\_\_  
**Fax:** \_\_\_\_\_

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

none

Send correspondence to: Owner:  Agent:  Other: \_\_\_\_\_

When did the current owner acquire the subject land? Date: 2012

**4. What does the amendment cover?**

The "entire" property:

A "portion" of the property:

(This information should be illustrated on the required drawing under item 24 of this application)

**5. Provide a description of the "entire" property:**

Municipal address: 66 Queen Street





If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

na

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

na

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

na

**10. Zoning:**

What is the current zoning of the property? Hamlet Residential

What uses are permitted? Single Detached Residential

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

na

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

na

**Existing and Proposed Land Uses and Buildings:**

**11. What is the "existing" use(s) of the subject land?**

farm

**12. How long has the "existing" use(s) continued on the subject land?**

100+ years

**13. What is the "proposed" use(s) of the subject land?**

single detached residential lots

**14. Provide the following details for all buildings or structures on the subject land:**

<b>Building Details</b>	<b>Existing</b>		<b>Proposed</b>	
Type of Building(s) or structures	house		houses	
Date of construction	prior to 1900		new	
Building height	+/- 10 m	ft	TBD m	ft
Number of floors	2		TBD	
* Total floor area	+/- 200 m <sup>2</sup>	ft <sup>2</sup>	TBD m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	+/- 140 m <sup>2</sup>	ft <sup>2</sup>	TBD m <sup>2</sup>	ft <sup>2</sup>
<b>Distance from building structure to the:</b>				
Front lot line	+/- 30 m	ft	TBD m	ft
Side lot line	+/- 50 m	ft	TBD m	ft
Other side lot line	+/- 100 m	ft	TBD m	ft
Rear lot line	+/- 1000 m	ft	TBD m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage	na		na	
*Number of parking spaces	na		na	
*Number of loading spaces	na		na	

**Existing and Proposed Services:**

**15. What is the access to the subject property?**

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

**16. What is the name of the road or street that provides access to the subject property.**

Church Street and Queen Street

**17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road.**

na

(This information should be illustrated on the required drawing under item 24 of this application)

**18. Indicate the applicable water supply and sewage disposal:**

Water Supply	Existing	Proposed
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water	<input type="checkbox"/>	<input type="checkbox"/>
Private well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

**19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?**

Yes:  No:

**If yes, the following reports are required:**

Servicing options report

A hydrogeological report

**20. How is storm drainage provided?**

Storm Sewers:

Ditches:

Swales:

Other:  (explain below)

A functional servicing report, hydrogeological report and stormwater management plan have been prepared and circulated as part of the draft plan of subdivision application.

## Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23T-10004	Wellington Cty	3.34 ha	11 lot subdiv	pending
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>					

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes:  No:

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

## Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Draft Plan of Proposed Subdivision prepared by Black Shoemaker Robinson & Donaldson (Jan 2015).

EIS prepared by Dougan and Associates (this document was circulated as part of the Draft Plan of Subdivision process).

## Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
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- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;
- The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

## Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Dave Bouck of the

Wellington Township of Puslinch County/Region of

Wellington do hereby authorize

Rob Stovel to act as my agent in this application.




Signature of Owner(s)

MARCH 12, 2015

Date

# Affidavit

I (we) Rob Stovel of the  
City \_\_\_\_\_ of Stratford County/Region of  
Perth solemnly declare that all the statements  
contained in this application are true, and I, (we), make this solemn declaration  
conscientiously believing it to be true, and knowing that it is of the same force and effect  
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED  
before me at the Township of Puslinch in the  
County/Region of Wellington this 17<sup>th</sup> day of  
March, 20 15.

  
Signature of Owner or authorized  
solicitor or agent

March 17, 2015  
Date

  
Signature of Commissioner

DONNA-LYNN TREMBLAY, Deputy Clerk  
Commissioner  
March 17, 2015  
Township of Puslinch  
County of Wellington

## Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times:  Certain days as specified:  By appointment only:

  
Signature

March 17, 2015  
Date



**Stovel and Associates Inc.**  
*Planners, Agrologists and Environmental Consultants*

April 15, 2015

Township of Puslinch  
7404 Wellington Road 34  
Guelph, ON  
N1H 6H9

Attention: Karen Landry, CAO/Clerk

Re: **Application to amend the Zoning By-Law**  
Draft Plan of Subdivision Application 23T-10004  
Part of Lot 31, Concession 7  
Township of Puslinch  
County of Wellington

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DRS Developments Ltd. ("DRS") has made application to the Township of Puslinch to amend the Zoning By-Law for a portion of the subject property. Specifically, the lands intended to be re-zoned include all of Block 12, and portions of Lots 9-11 inclusive (see attached Site Sketch).

The following paragraphs provide a brief history of the proposal and a summary of the related Ontario Municipal Board (OMB) decision. A statement on relative conformity of the proposal to Provincial Policy Statement and County of Wellington Official Plan is documented in the final paragraphs of this letter report.

#### **History**

DRS submitted an application to the County of Wellington ("County") for approval of a draft plan of subdivision. At the time of submission, the subject property was zoned Hamlet Residential. Recently, DRS applied to the County for a red-line revision to the draft plan. The application to amend the Draft Plan of Subdivision (23T-10004) and the Zoning By-law Amendment application are related files and deal with the same proposed development.

#### **Official Plan Amendment #81**

The County of Wellington started its 5-year review of the Official Plan in February 2010, referred to as Official Plan Amendment #81 ("OPA 81"). The review included an extensive public consultation process and dialogue with related government agencies. The County received input from a variety of agencies during this process and mapping schedules were updated to address natural heritage features such as wetlands/woodlands and updated flood mapping from conservation authorities. One of the changes affected the DRS property.

In 2012, DRS provided correspondence to the County regarding its concerns with the Core Greenland schedule. The Core Greenland designation directly reflected updated flood mapping from Conservation Halton. In September 2013, the County adopted OPA 81. DRS appealed OPA 81 to the OMB for a hearing in 2014.

#### **Ontario Municipal Board**

The DRS appeal was resolved at the OMB (see attached decision dated February 3, 2015). DRS provided detailed engineering drawings to Conservation Halton. The Township of Puslinch was copied with this material as part of the submissions on the Draft Plan of Subdivision application. Agreement was reached between Conservation Halton and DRS, as it relates to the subject property. Accordingly, the County agreed that the boundary of the Core Greenlands designation should be modified to reflect the settlement between the parties.

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Schedule A-44 to OPA 81 was revised as outlined in the attached OMB decision.

**Need for Zoning By-Law Amendment**

A Zoning By-Law Amendment is required to ensure that the designated Core Greenland features on the DRS property are zoned Natural Environment – NE. Conservation Halton also requires a 15 m setback from the regulated area, thus specific zoning provisions will be required to ensure that development does not occur within the 15 m buffer area. As previously noted, Block 12 and portions of Lots 9-11 will be rezoned Natural Environment – NE.

**Conformity**

The proposed Zoning By-Law Amendment application fully conforms to the provisions of the Core Greenland designation.

The application is consistent with the provisions of the Provincial Policy Statement, 2014, specifically policy 3.0 – Protection Public Health and Safety where development shall be directed away from areas of natural or human-made hazards.

Based on the foregoing, it is my opinion that the proposed application is good planning.

Please do not hesitate to contact me if you have any questions or concerns during the processing of this application.

Yours truly,

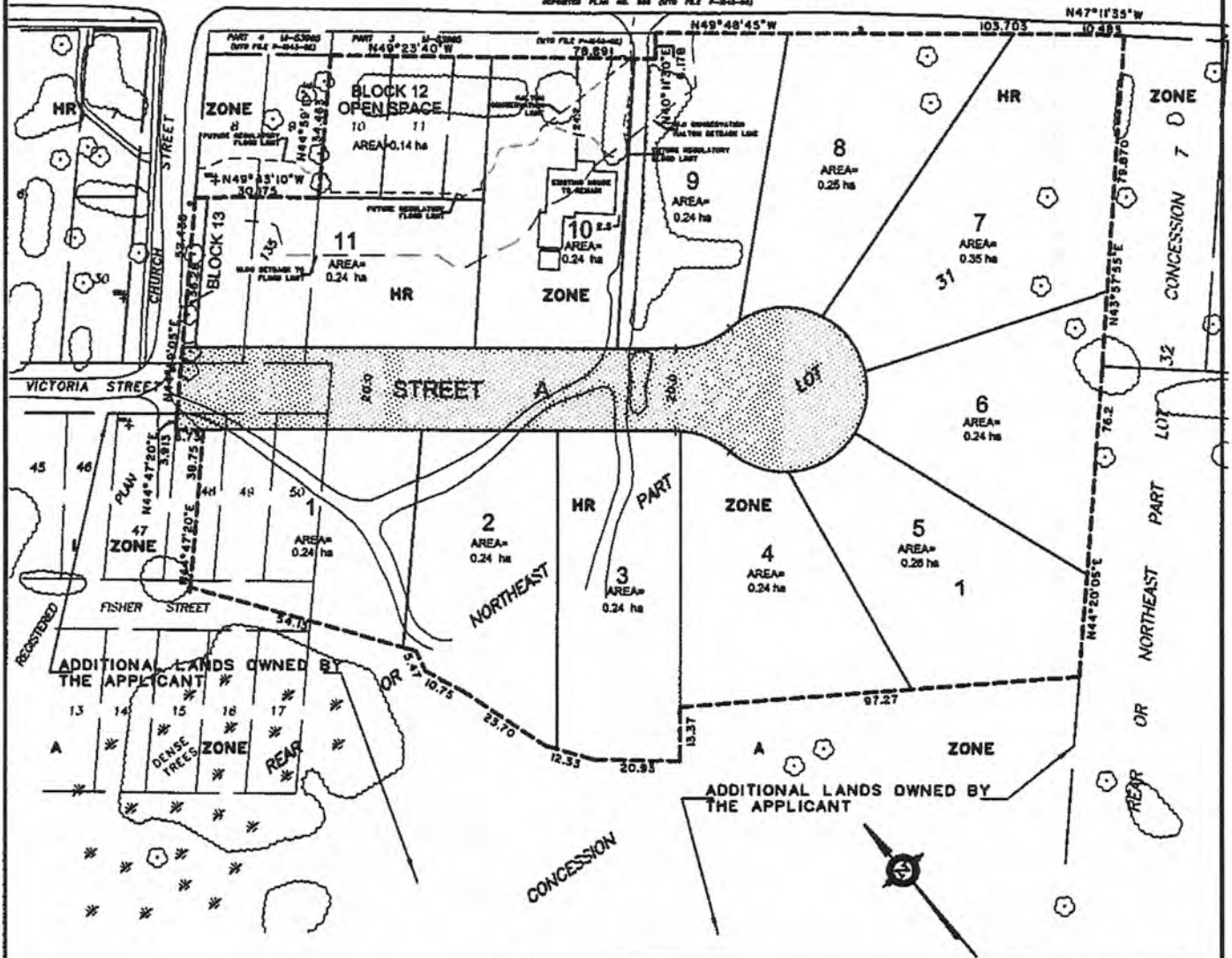


Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P.Ag.

Cc Aldo Salis (email copy only)  
David Bouck and Ron Schiedel (email copy only)

THE KING'S HIGHWAY No. 6 -- QUEEN STREET

REGISTERED PLAN NO. 135 DATED 1984-04-04



- DENOTES EXTENT OF SUBJECT PROPERTY
- \* DENOTES WETLAND
- DENOTES TREES
- ▨ DENOTES PROPOSED ROAD

## ZONING BYLAW AMENDMENT APPLICATION

OF  
 LOTS 49 and 50 AND PART OF LOT 48  
 SOUTH SIDE OF VICTORIA STREET  
 AND PART OF  
 LOTS 10 and 11, SOUTH SIDE OF QUEEN STREET  
 AND PART OF  
 VICTORIA STREET AND FISHER STREET  
 COLFAS' SURVEY, REGISTERED PLAN 135  
 AND PART OF  
 REAR OR NORTHEAST LOT 31, CONCESSION 7  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

AREA OF PROPERTY UNDER APPLICATION = 3.34 ha  
 AREA OF ADDITIONAL LANDS OWNED BY THE APPLICANT = 34.36 ha  
 OWNER - DRS DEVELOPMENTS LTD.

SCALE 1 : 1500

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

**BSR&D** Ontario Land Surveyors  
 Urban and Rural Planners

331 Speedvale Avenue West  
 Guelph, Ontario N1H 1C6  
 TEL: (519) 822-4031  
 FAX: (519) 763-9081  
 WWW.BSRD.COM

DATE: MARCH 12, 2015  
 DRAWN BY: DM  
 PROJECT NO: 12-4309-5